

Vicinity Plan

#	LIST OF SHEETS
01	Cover Sheet
02	Site Plan
03	Existing Photos
04	Site History
05	Site History
06	Former Model Views 1/8"
07	West / Alley Elevation
08	1st Floor Plans
09	2nd Floor Plans
10	3rd Floor Plans
11	4th Floor Plans
12	5th Floor Plans
13	Prospect Street Elevation
14	Prospect Street Compare
15	New Model views
16	Shutter Precedents
17	Shutter Precedents
18	Shutter Variations
19	Perspective Views
20	Wisc Ave Window survey
21	1242 Wisc, Existing Facade
22	1242 Wisc, After demo
23	1242 Wisc, All schemes
24	1242 Wisc, Scheme A
25	1242 Wisc, Scheme B
26	1242 Wisc, Scheme C
27	1242 Wisc, Scheme D
28	1242 Wisc, Scheme E
29	Wisconsin Ave Elevation

McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

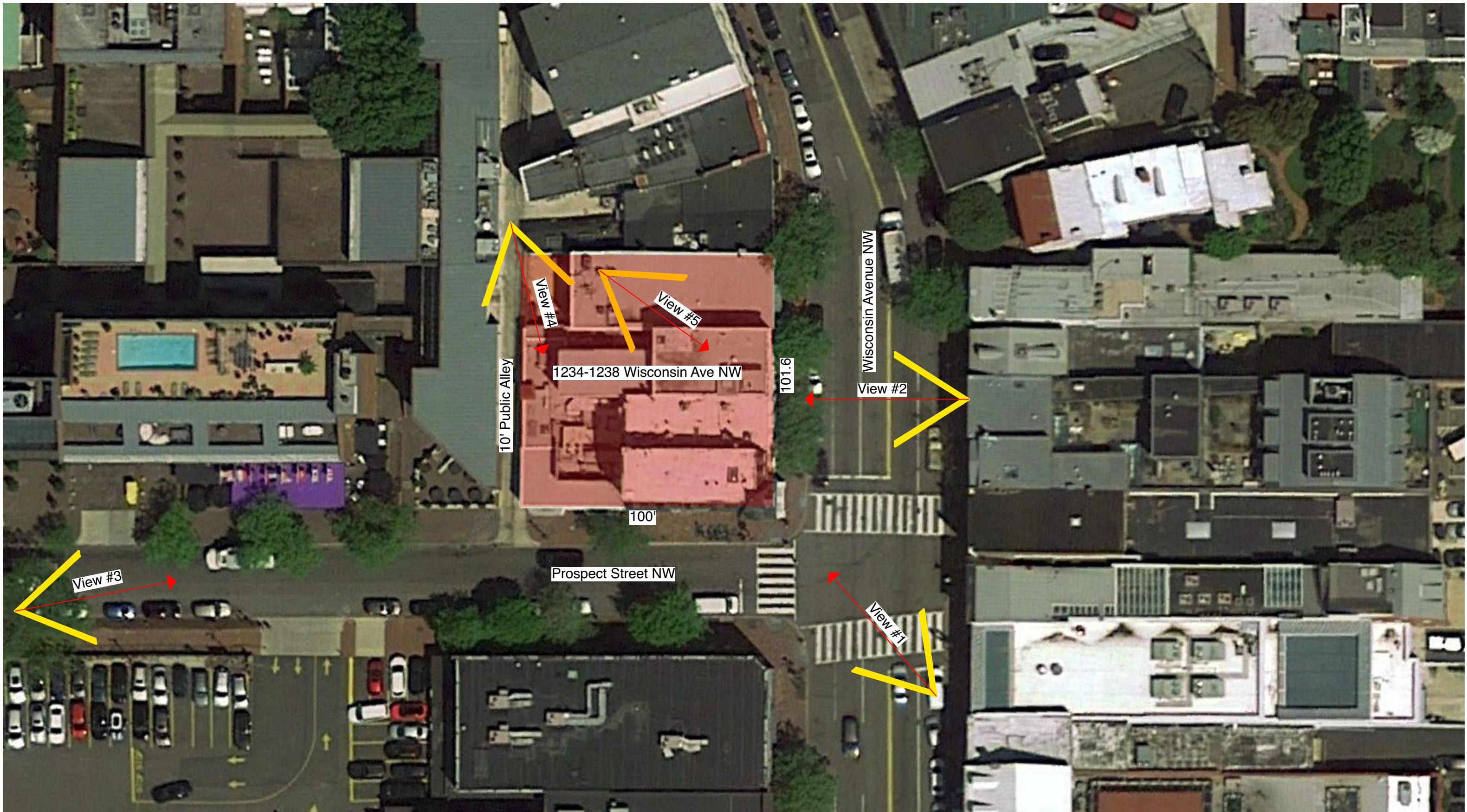
1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

Cover Sheet



McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

© 2019 McINTURFF ARCHITECTS

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, *update set, June 20, 2019*

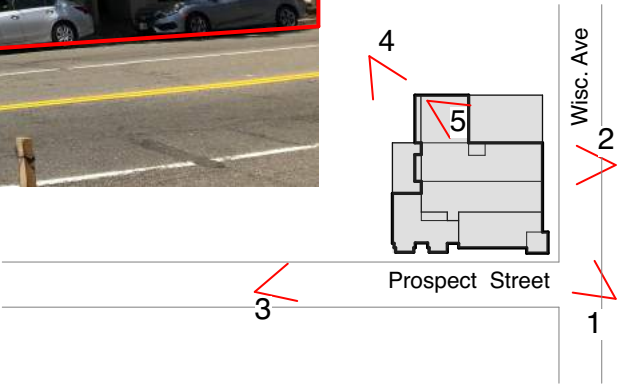
Site Plan



1. View from corner, south east along Wisconsin Ave, Prospect Intersection



2. View from Wisconsin Ave



3. View from West, Prospect Street



4. View from North West / Alley



5. Existing photo from North West roof corner

McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, *update set, June 20, 2019*

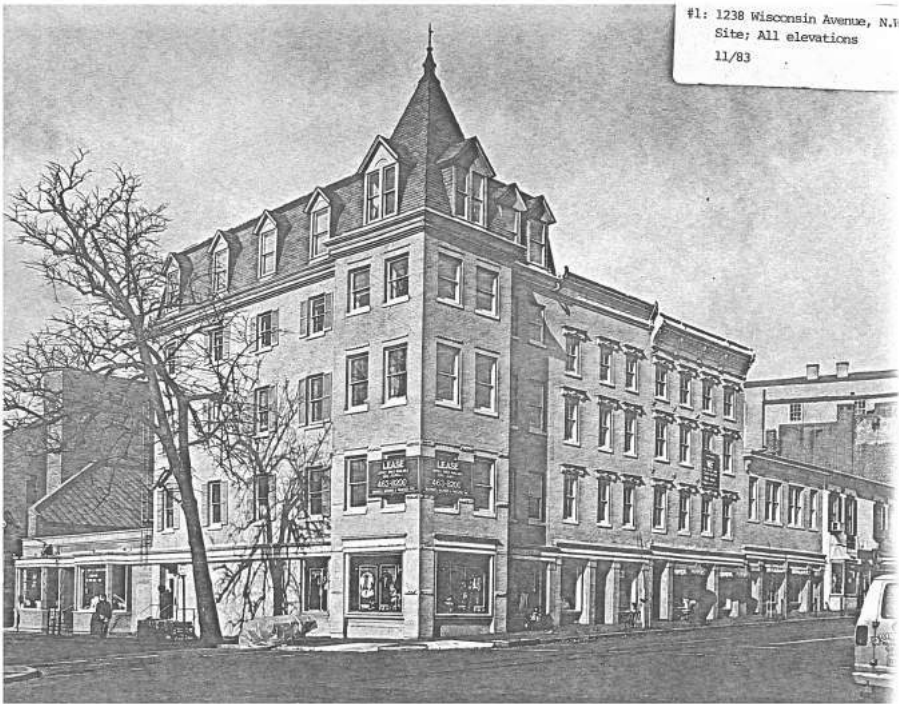
Existing Photos

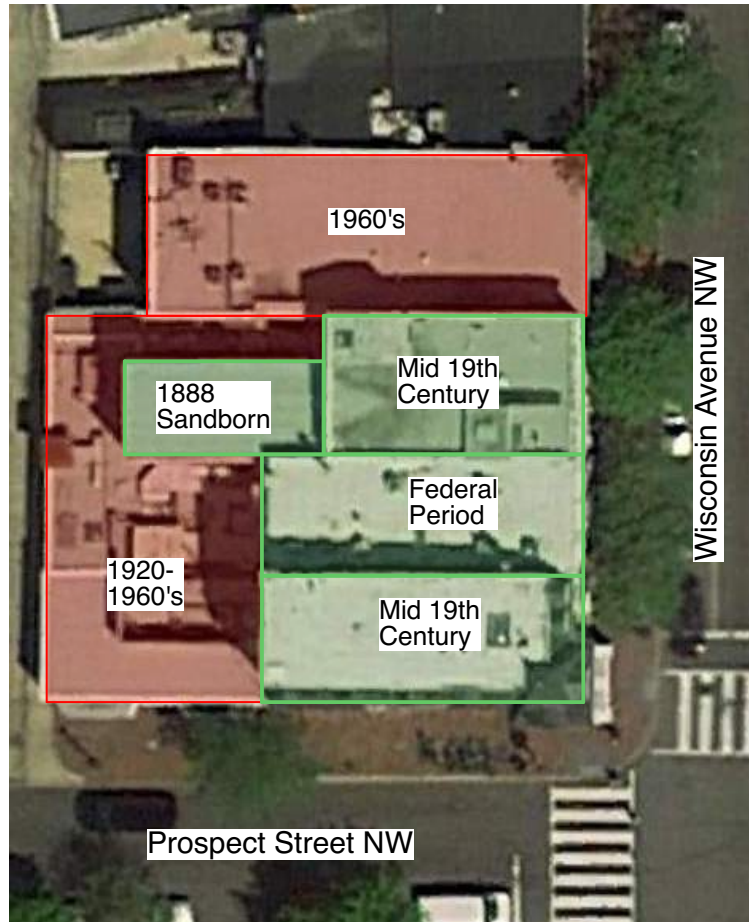
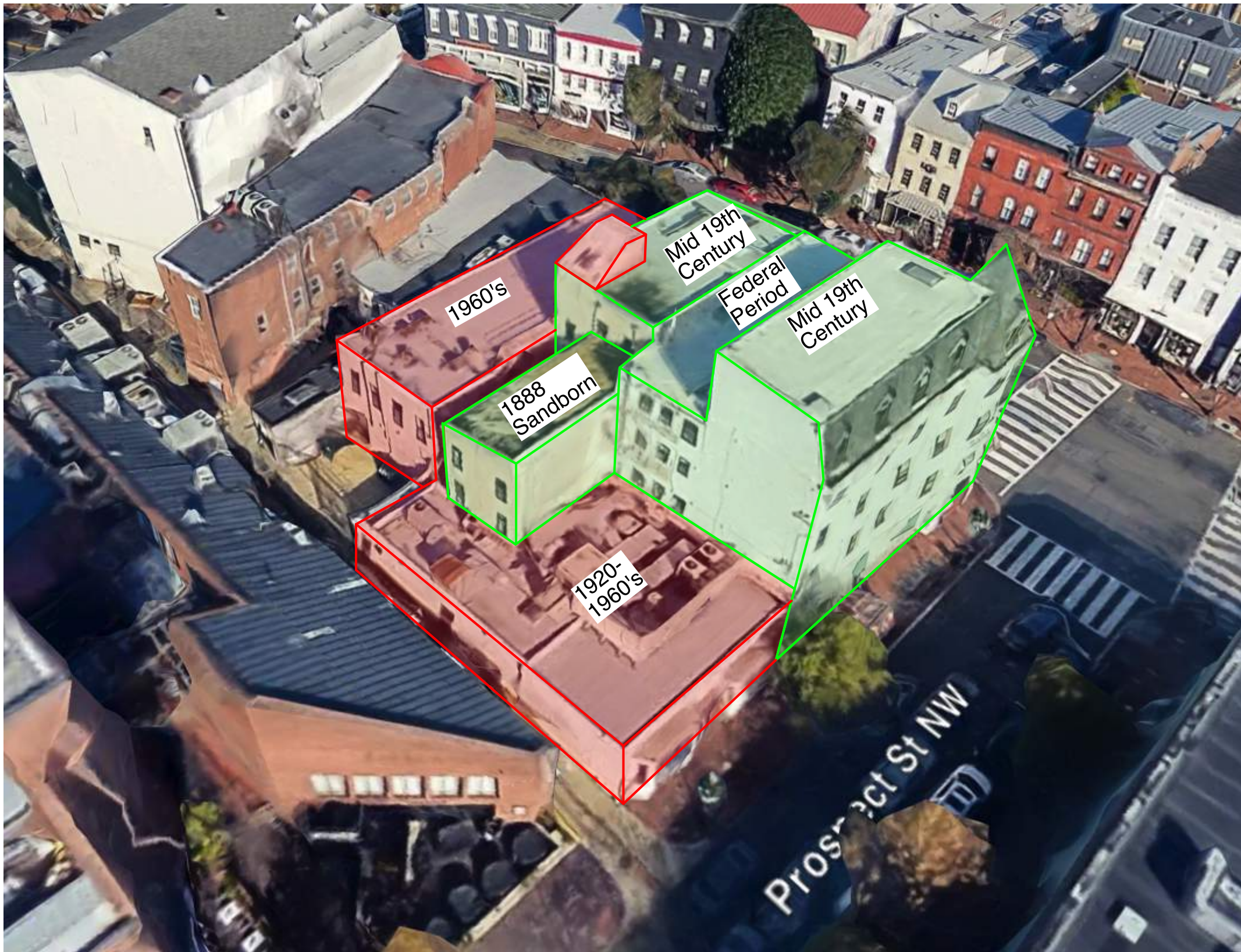
Historic Summary

The building now identified as 1238 Wisconsin Avenue is comprised of five individual buildings:

- **1242-1244 Wisconsin Avenue:** Constructed in 1960 (replaced a 19th Century two-story building); second story added in 1983
- **1236, 1238-1240 Wisconsin Avenue:** 1236 Wisconsin Avenue was likely constructed in the Federal Period; by 1903, 1236 had been joined with mid-19th Century 1238-1240; several storefront alterations (1940s, 1952, 1982)
- **1234 Wisconsin Avenue:** Constructed in the mid-19th Century; overall appearance remains intact
- **3205-3211 Prospect Street:** Consists of two buildings (a c. 1984 brick fuel shed and a c. 1920 one-story brick store); buildings combined in 1960; storefront extensively altered in 1960 and 1983

All buildings, except 1234 Wisconsin Avenue, were joined by 1960 to accommodate the expansion of Billy Martin’s Carriage House; all windows were replaced in 1993; ground floor of 1234 joined with the rest of the block in 2002





EHT Traceries report:

Buildings in red should not be considered historic

Buildings in green should be considered historic"

Site History (EHT Traceries Historic Report)

McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

© 2019 McINTURFF ARCHITECTS

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

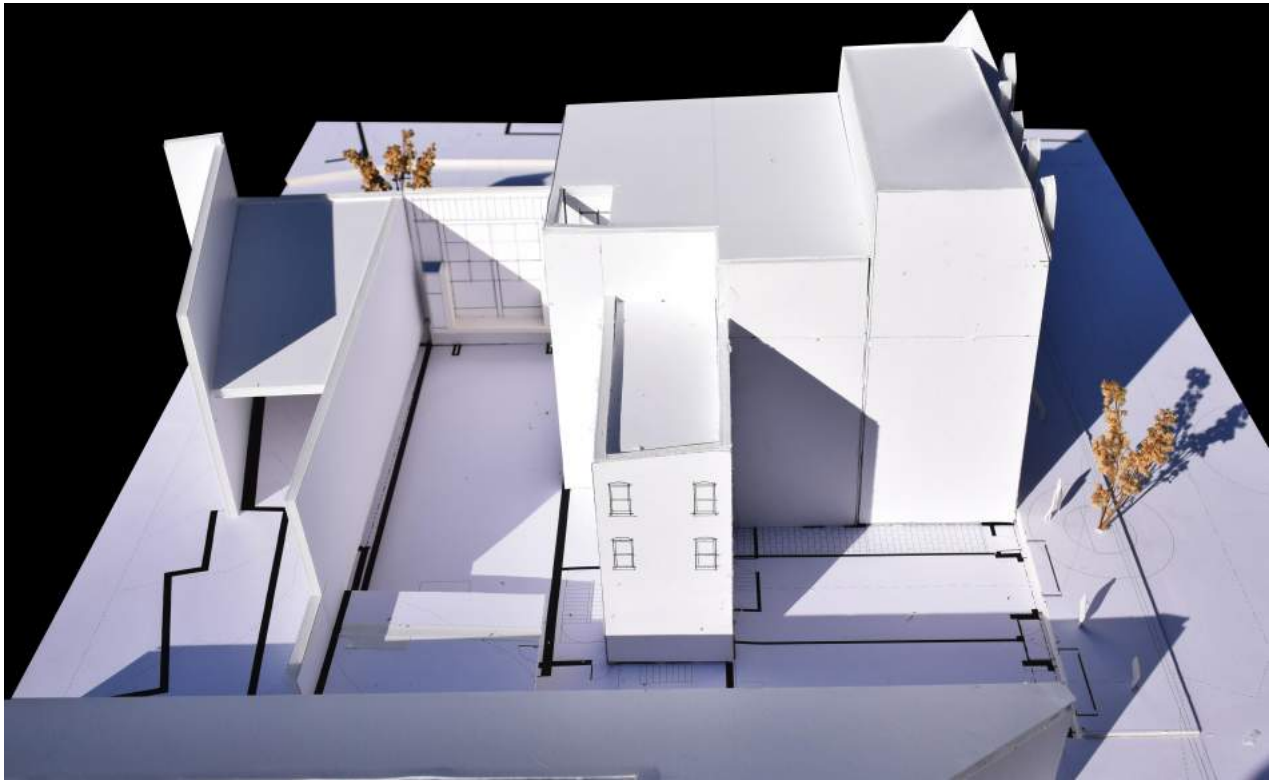
Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

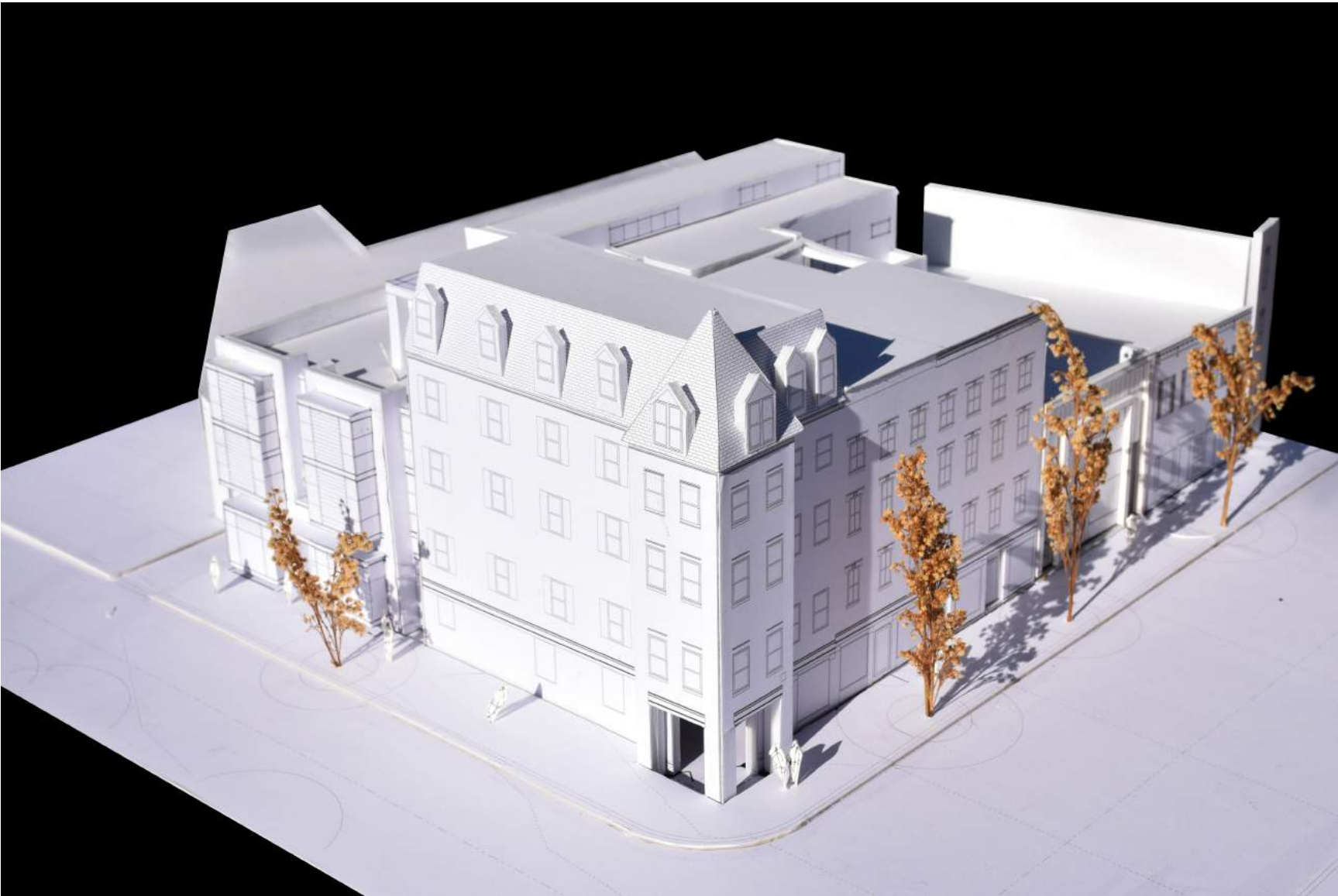
Site History



Model view from West with Proposal



Model View from West showing preserved Historic Buildings



Model view from South East

McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, *update set, June 20, 2019*

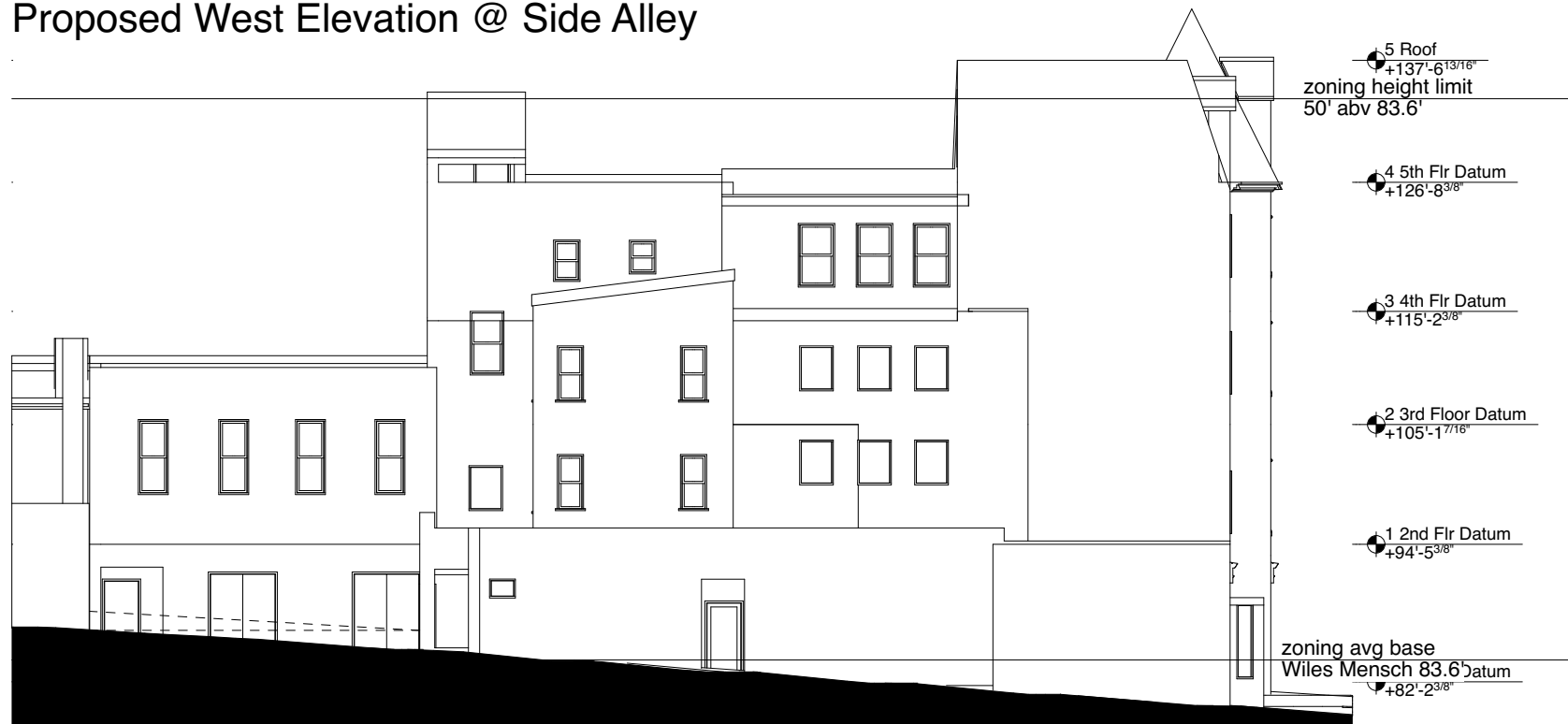
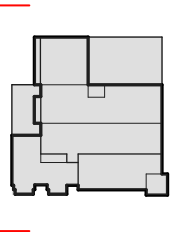
Former Model Views 1/8"

© 2019 McINTURFF ARCHITECTS

06



Proposed West Elevation @ Side Alley



Existing West Elevation @ Side Alley



McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

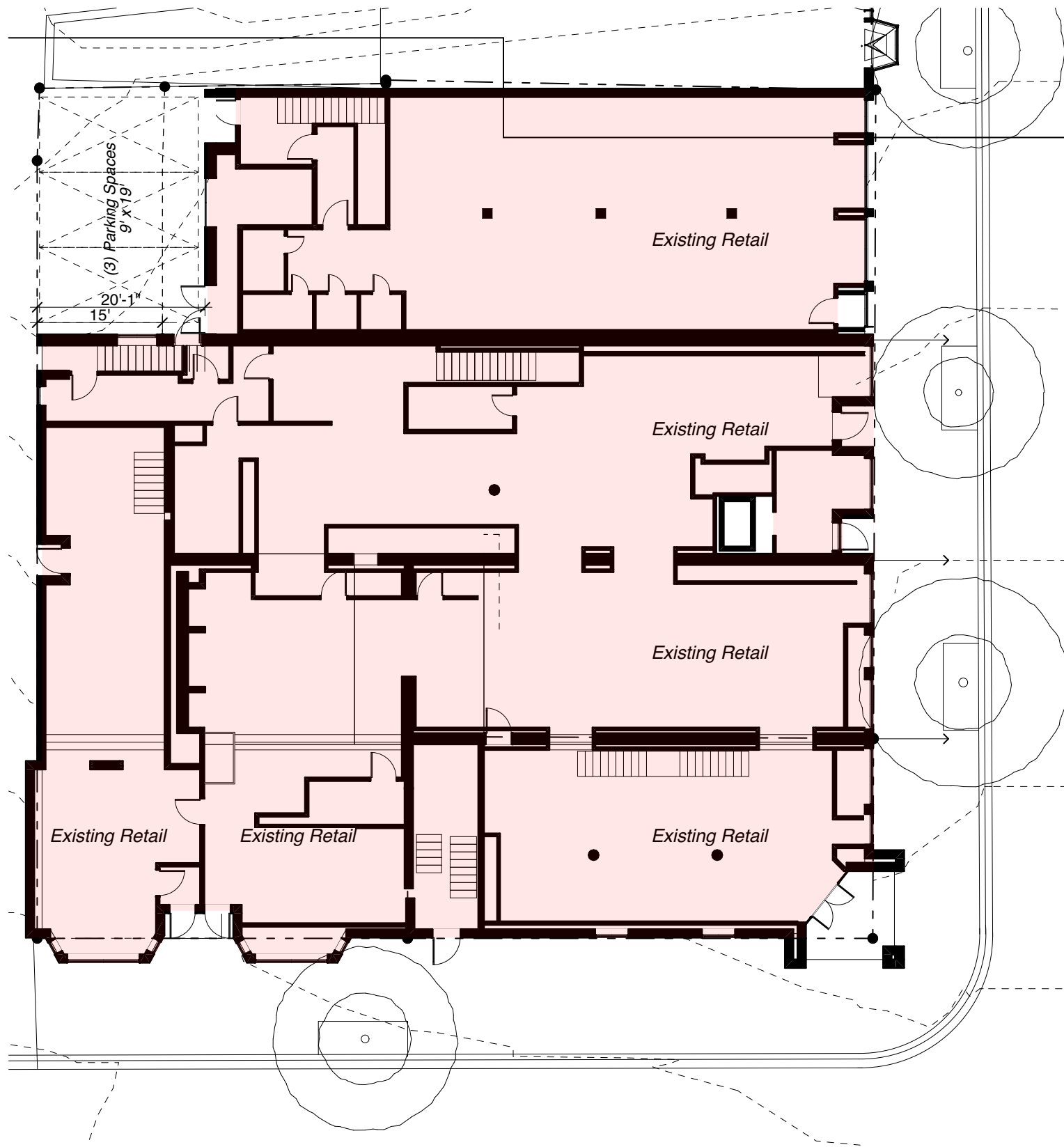
1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

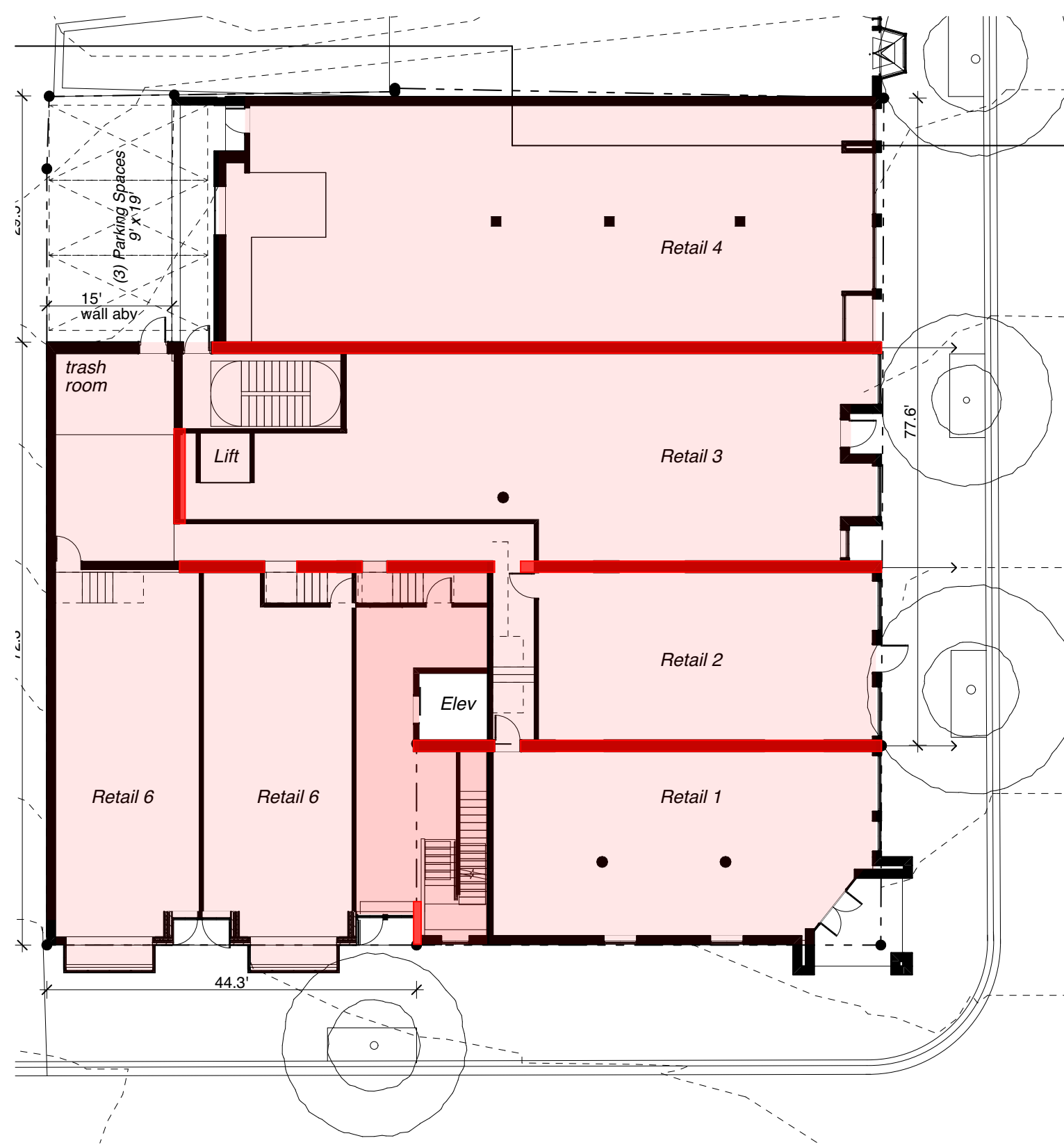
US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

West / Alley Elevation



Existing 1st Floor

SCALE: 1/16" = 1'-0"



Proposed 1st Floor

SCALE: 1/16" = 1'-0"

former party walls highlighted in red

McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

1st Floor Plans



Existing 2nd Floor

SCALE: 1/16" = 1'-0"



Proposed 2nd Floor

SCALE: 1/16" = 1'-0"

former party walls highlighted in red

McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

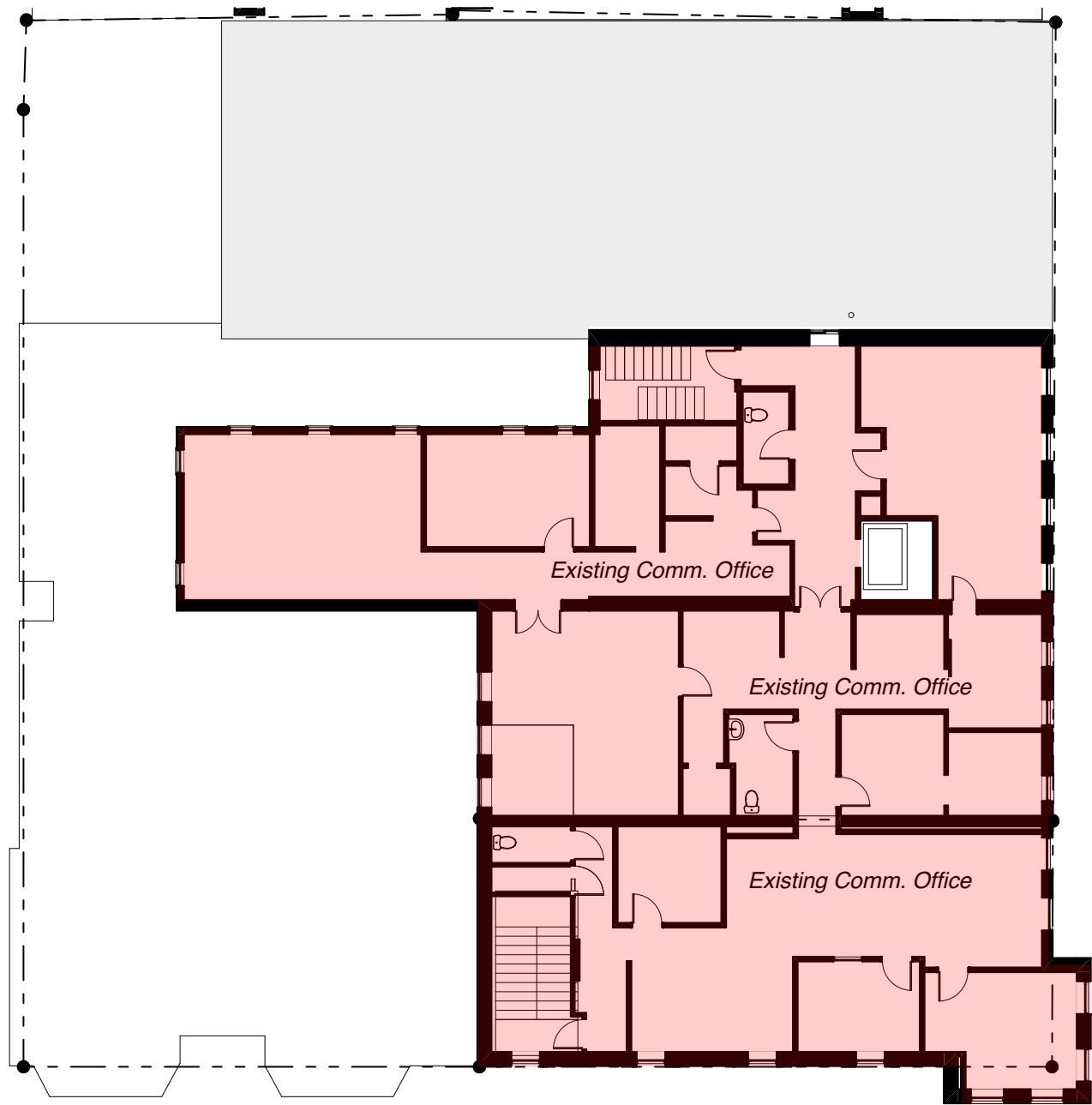
1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

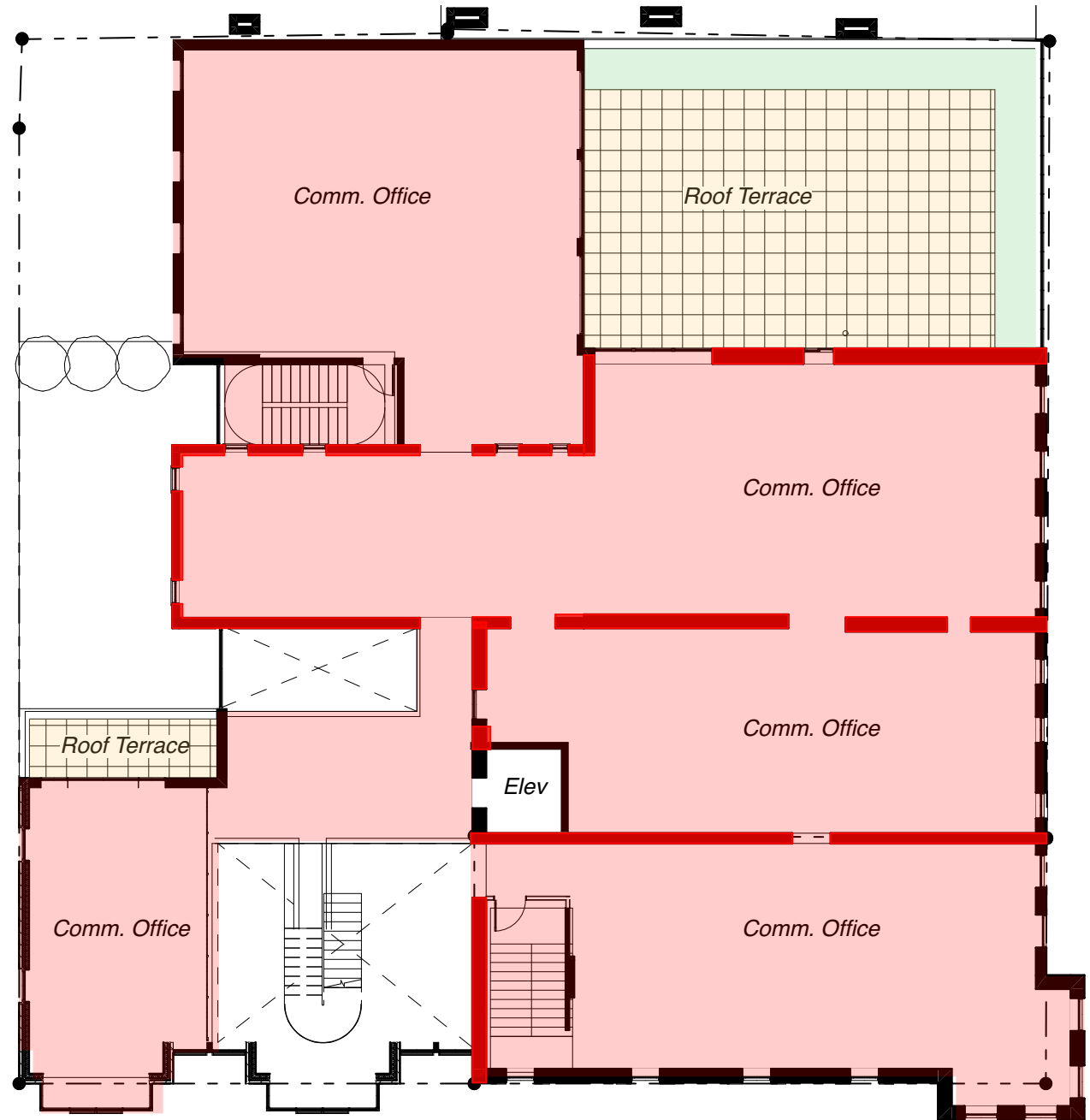
US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

2nd Floor Plans



Existing 3rd Floor

SCALE: 1/16" = 1'-0"



Proposed 3rd Floor

SCALE: 1/16" = 1'-0"

former party walls highlighted in red

McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

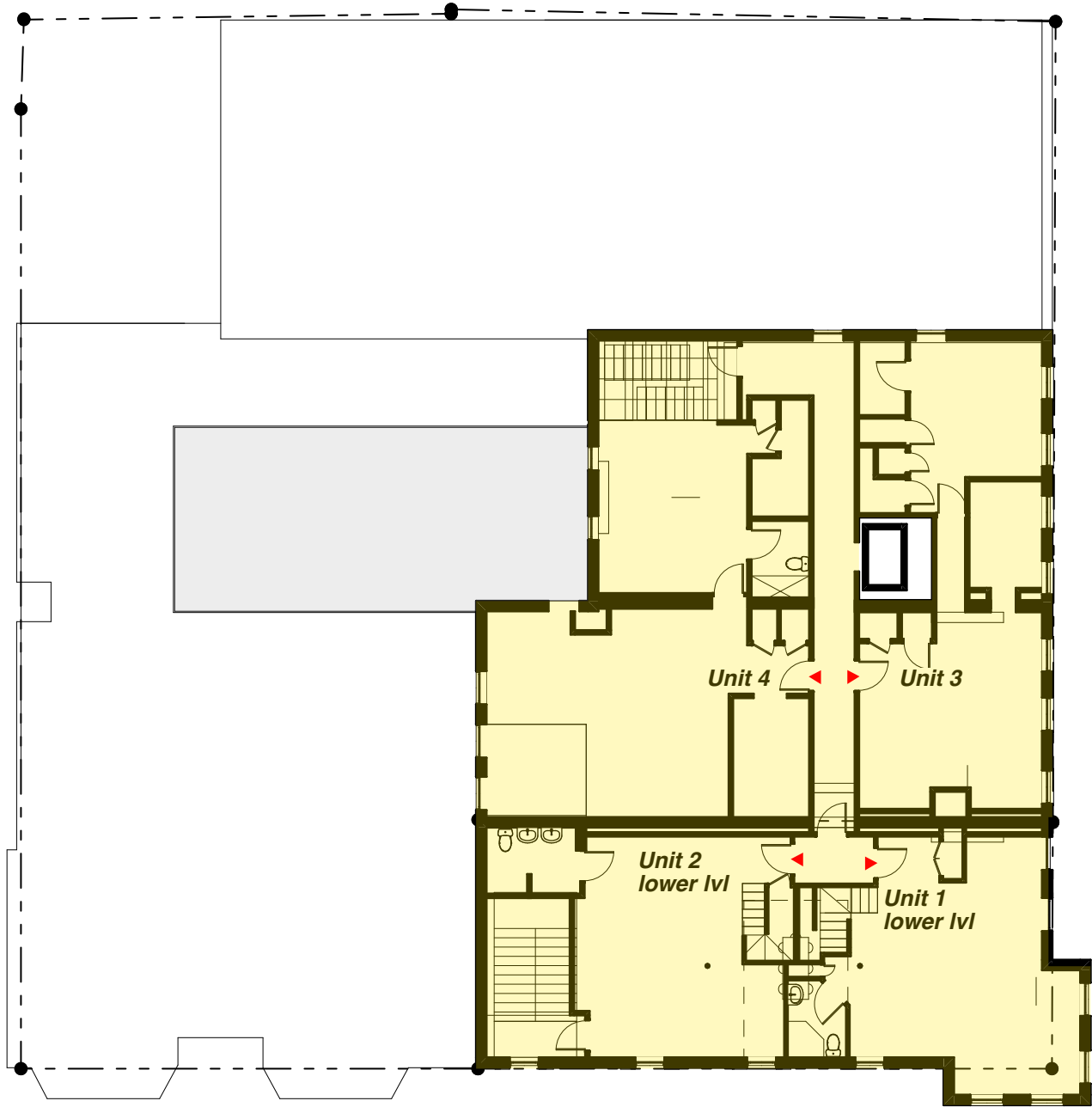
1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

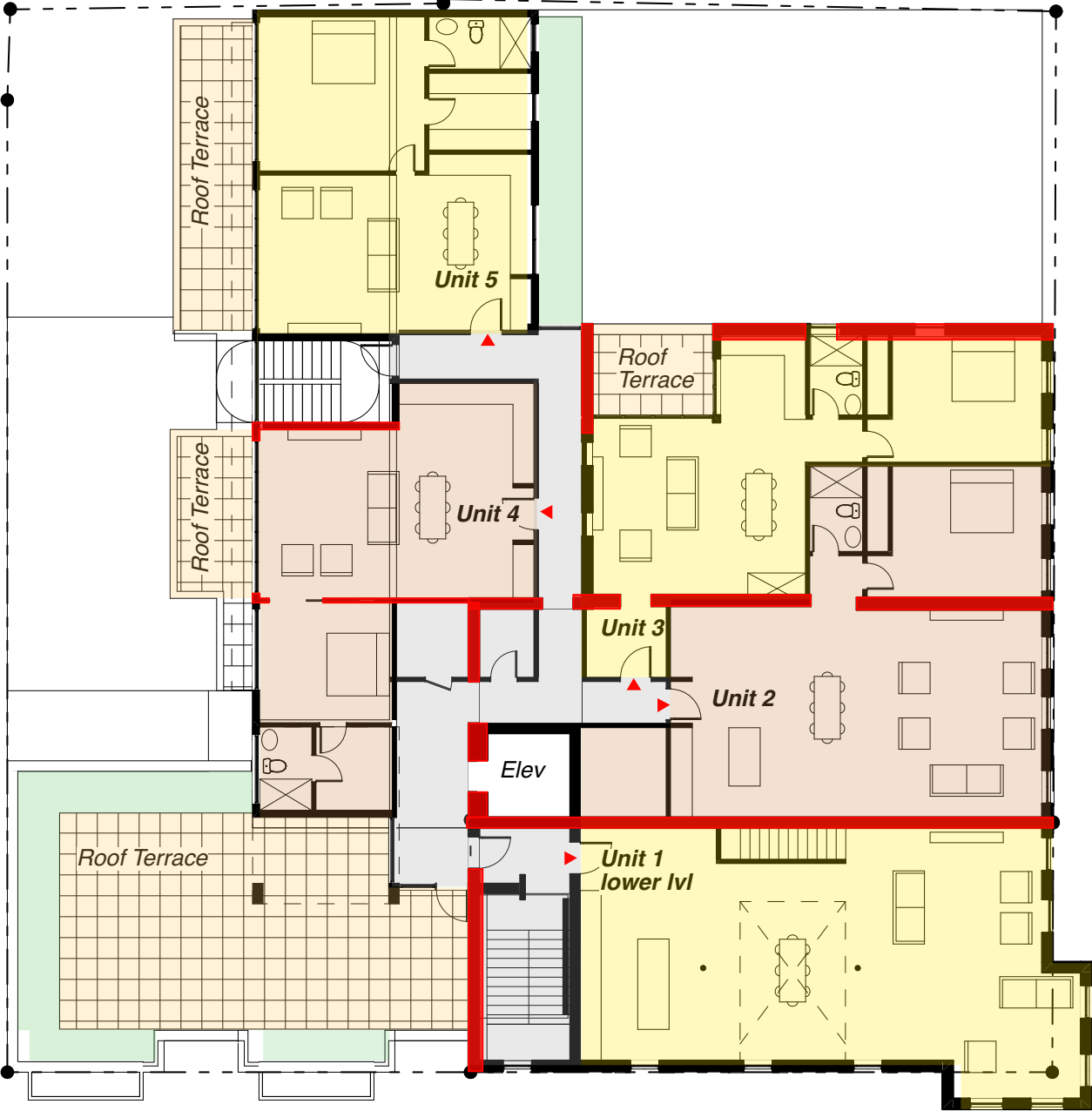
Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

3rd Floor Plans



Existing 4th Floor



Proposed 4th Floor
former party walls highlighted in red

McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

© 2019 McINTURFF ARCHITECTS

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

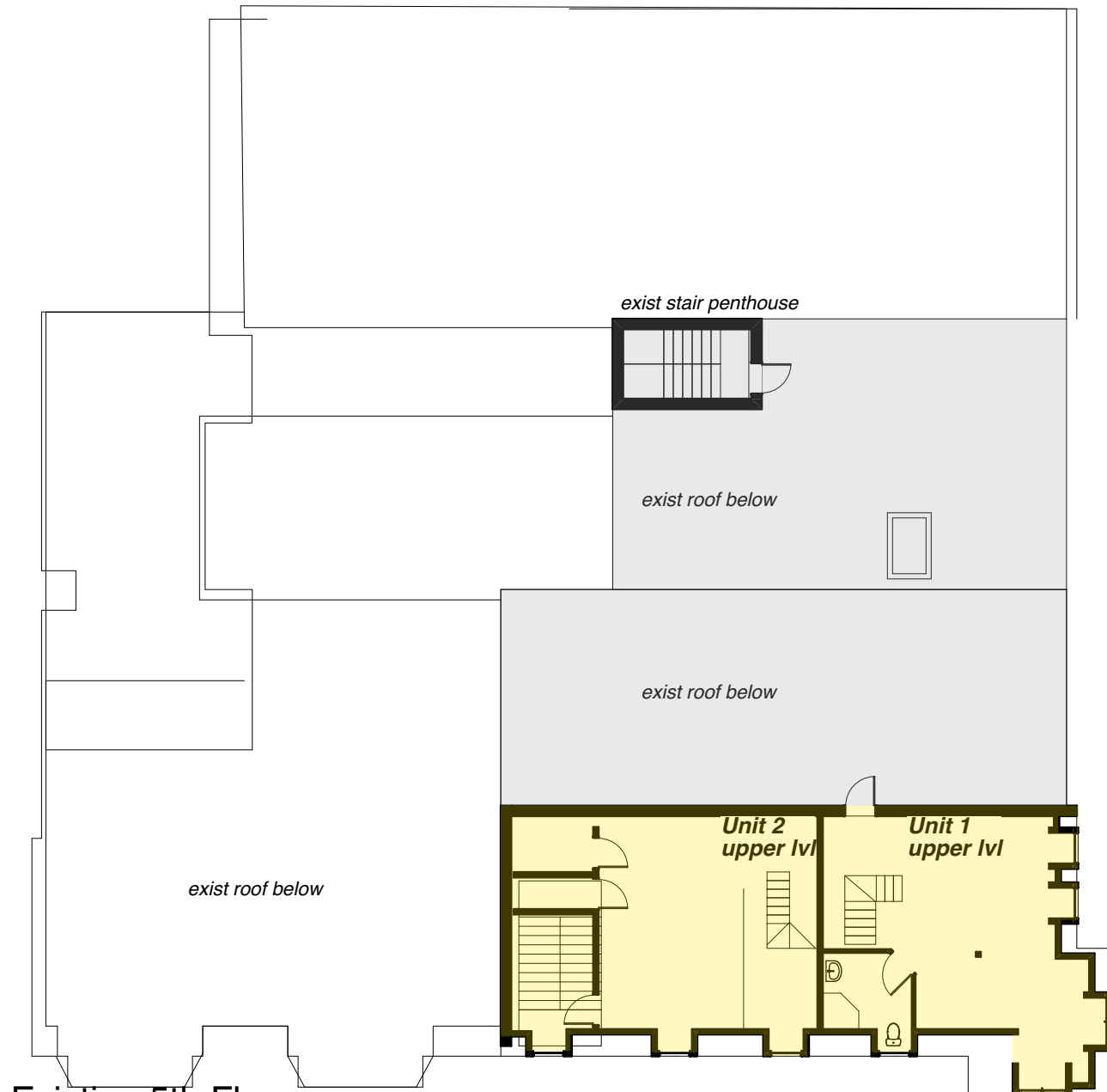
1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

4th Floor Plans



Existing 5th Floor



Proposed 5th Floor & Roof
former party walls highlighted in red



McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

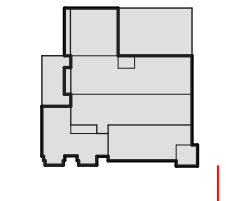
1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

5th Floor Plans



0 5 10 20 50

Existing South Elevation @ Prospect Street

McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

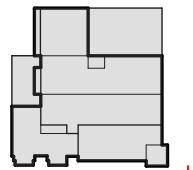
Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

Prospect Street Elevation



Current Proposal, South Elevation @ Prospect Street



Previous Proposal, South Elevation @ Prospect Street



McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

Prospect Street Compare



Model View @ Prospect Street



Model View @ Prospect Street

McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

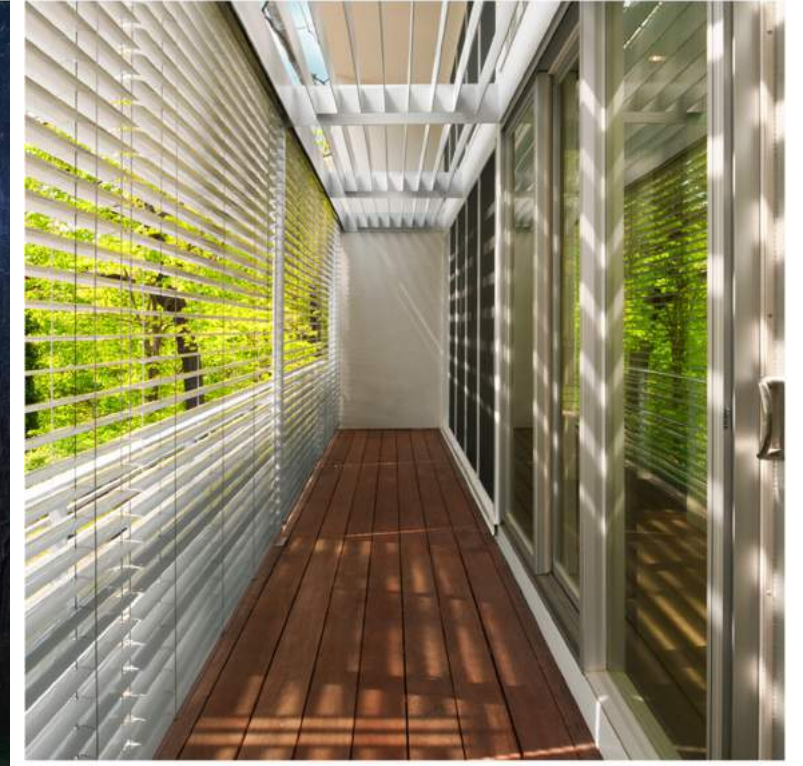
Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

New Model views



Solar control & shutter variations, McInturff Architects projects



McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington, DC 20007

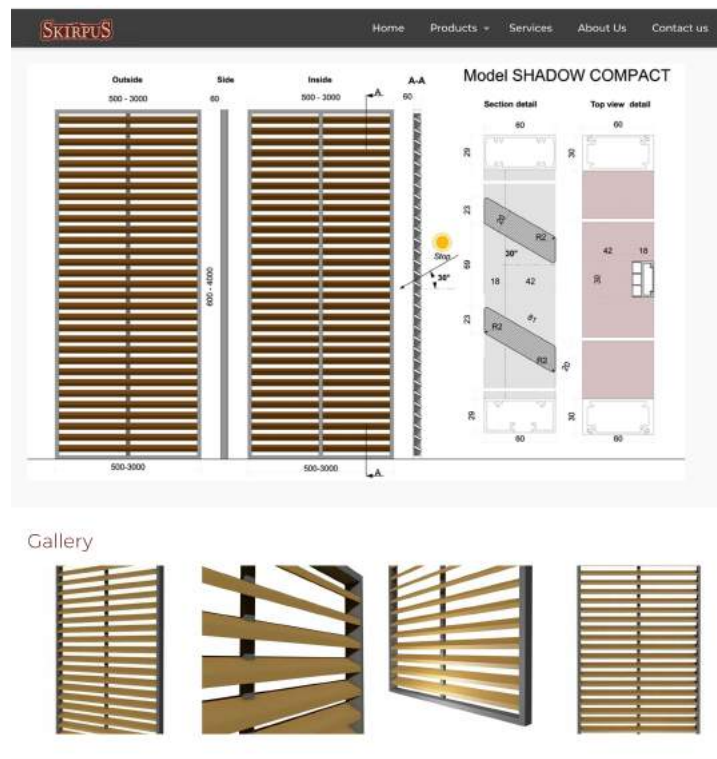
Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

Shutter Precedents



Solar control & shutter variations, precedents



McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

Shutter Precedents



McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

Shutter Variations



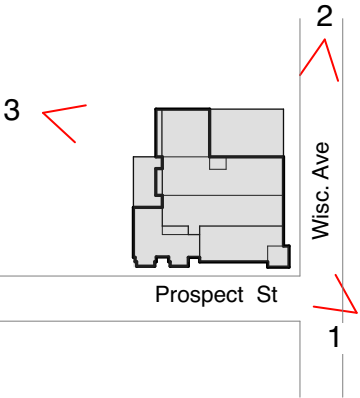
1. View from Wisconsin Ave & Prospect Street



2. View along Wisconsin Ave towards South



3. View from West towards side Alley



McInturff Architects

EastBanc, Inc

1234-1238 Wisconsin Ave

Old Georgetown Board

Perspective Views

4220 Leeward Place
 Bethesda, MD 20816
 mcinturffarchitects.com

p 301.229.3705
 f 301.229.6380

3307 M Street NW, Suite 400
 Washington DC 20007
 EastBanc.com

1234-1238 Wisconsin Ave, N.W.
 Washington,, DC 20007

US Commission of Fine Arts
 2nd Concept Submission, **update set, June 20, 2019**



	1234 Wisc	1236 Wisc	1238-40 Wisc	1242-44 Wisc
Current condition 2019	1/1 lite division, Aluminum	2/2 lite division , Wood, insulated dbl pane	2/2 lite division, Wood, insulated dbl pane	2/2 lite division, Wood
Historic photo 1983	1/1 lite division	2/2 lite division	2/2 lite division	2nd flr constructed 1983, 2/2 lite division , Wood
Historic photo 1966	1/1 lite division	2/2 lite division	6/6 lite division	
Historic photo 1952	1/1 lite division	2/2 lite division	6/6 lite division at Wisc (2/2 lite division on rear alley dogleg)	
Proposed	Retain existing aluminum 1/1 lite division windows, repair / replace in kind as needed.	Retain existing wood 2/2 lite division windows, repair / replace in kind as needed.	Retain existing wood 2/2 lite division windows, repair / replace in kind as needed.	2nd floor / upper portion of Non-historic building to be removed and replaced, see Scheme A-E proposals on following sheets.

McInturff Architects

EastBanc, Inc

1234-1238 Wisconsin Ave

Old Georgetown Board

Wisc Ave Window survey

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**



McInturff Architects EastBanc, Inc 1234-1238 Wisconsin Ave Old Georgetown Board 1242 Wisc, Existing Facade

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**



McInturff Architects EastBanc, Inc 1234-1238 Wisconsin Ave Old Georgetown Board 1242 Wisc, After demo

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**



Existing Conditions



Scheme A

Original proposal in OGB Concept 1 submission



Scheme B



Scheme C



Scheme D



Scheme E

McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

1242 Wisc, All schemes



McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

1242 Wisc, Scheme A



McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

1242 Wisc, Scheme B



McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

1242 Wisc, Scheme C



McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

1242 Wisc, Scheme D



McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

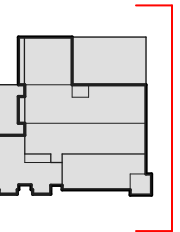
1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

1242 Wisc, Scheme E



Existing East Elevation @ Wisconsin Avenue
SCALE: 1/16" = 1'-0"



McInturff Architects

4220 Leeward Place
Bethesda, MD 20816
mcinturffarchitects.com

p 301.229.3705
f 301.229.6380

EastBanc, Inc

3307 M Street NW, Suite 400
Washington DC 20007
EastBanc.com

1234-1238 Wisconsin Ave

1234-1238 Wisconsin Ave, N.W.
Washington,, DC 20007

Old Georgetown Board

US Commission of Fine Arts
2nd Concept Submission, **update set, June 20, 2019**

Wisconsin Ave Elevation